

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – January 11, 2021, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf, Kate Denton, and Curtis Blackmon

Members Absent: None

Staff in Attendance: Michael Conley, Joey Adams-Raczkowski and Rhonda Darity

Call to Order

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

Chairman Eichelberger stated that the minutes for the November 9, 2020 regular meeting had been distributed electronically, and asked if there were any corrections or additions. Hearing none, he called for a vote to approve the minutes. All present voted in favor of approving the minutes. .

Request to Rezone 063-00-00-020, 021, and 026 Catoe Road, From MRD-1 & RD-2 to GD - Case 20-09

In giving his staff report, Joey Adams-Raczkowski informed the Commission that the applicant, Michael Cummings is requesting to rezone three (3) individual parcels totaling approximately 53 acres, from MRD-1 (Rural Resource District) and RD-2 (Rural Resource District) to GD (General Development District). The parcels adjoin the existing Carolina Motorsports Park and are vacant and wooded parcels. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The subject parcels are predominantly surrounded by RD-2 zoning, and are also contiguous to existing GD zoning to the east and north. Mr. Adams-Raczkowski informed the Commission that Planning and Zoning had received several phone calls and inquiries concerning this request. A formal comment opposing the rezoning request was received the day of the hearing, and read to the Commission. William Cox, representing the applicant gave a brief statement and was present for any questions. Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from MRD-1 and RD-2 to GD to the Kershaw County Council.

After discussing the matter, George Harkins made a motion to approve recommending the rezoning request from MRD-1 and RD-2 to GD. Kevin Scharf seconded, and all voted in favor of recommending that the property be rezoned from MRD-1 and RD-2 to GD.

Major Subdivision Sketch Plan Review for Tier Homes, LLC, Chestnut Road – Case 20-08

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant's proposal for this combined 14.9 acres, consisting of TMS# 321-00-00-032, 187, and 188 includes 23 single family residential lots. One full ingress/egress point is proposed from Chestnut Road, with an additional fire access to Union Road from the proposed cul-de-sac. One internal street, Winding Pine Court, will serve the development. There are existing structures on Lots 7, 10, and 13. The structures on Lots 7 and 10 will be removed, while the home on Lot 13 will remain, and accessed externally by an existing residential driveway. The proposed project is located in an area designated Residential Development. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Staff recommended approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

515 Walnut Street, Room 160 Camden, SC 29020 803-425-7233 Fax 803-424-5268

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Minutes Approved by the Planning & Zoning
Commission on January 11, 2021

1. The preliminary and final plats must meet all appropriate requirements, as reviewed by staff and found complete per ZLDR 5:2.4.
2. Issuance of SCDOT encroachment permits. Any improvements required by SC DOT must be shown in the preliminary plans/construction drawings. The timing of any required SCDOT improvements must be noted on the preliminary plans/construction drawings.
3. Issuance of SC DHEC stormwater permits.
4. Stormwater management ponds: The Planning Commission prefers that stormwater management ponds are fenced for safety.
5. Homeowner Association documents shall include language regarding maintenance of stormwater management devices, amenity areas, and dedicated open space areas.
6. Street lighting shall be shown on preliminary plans/construction drawings.
7. No construction activities, timbering, or phased land clearing may begin until the next stage of subdivision review has been completed and all applicable permits obtained.
8. If the applicant proposes significant future changes to the approved sketch plan design such as, but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

After a brief discussion, Kevin Scharf made a motion to approve the major subdivision sketch plan with the stipulation that it meets all staff recommendations. Curtis Blackmon seconded the motion, and all voted in favor.

Development Updates

Mr. Adams-Raczowski – There will be a February meeting, with two (2) rezoning requests and two (2) subdivisions coming up. There is a bit of subdivision activity in the county. With our year-end report it was noted that we had 384 new single family dwellings (SFD) in 2020. We have not had that number on our books in a while. We are seeing a lot of minor subdivisions (10 lots or less) coming in. We have decided to move to a Zoom meeting format for the foreseeable future for the Planning Commission meetings. We will keep you updated. We want to make sure that the public stays engaged.

Michael Conley – Our staff is very busy and doing a great job. We continue to see development and continue to have further conversations about development. We will continue to educate the Commission. The best thing we can do is to give you more information than you need so this board can make the best comprehensible decisions possible.

Adjournment

At 5:55 PM, the Chairman called for a motion to adjourn. The motion was made by George Harkins, seconded by Kevin Scharf, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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